CONDOMINIUM MONITOR '85

A
DETAILED SURVEY OF CONDOMINIUMS IN THE CITY OF TORONTO
JULY 1985

CITY OF TORONTO
PLANNING AND DEVELOPMENT DEPARTMENT
STEPHEN G. McLAUGHLIN, COMMISSIONER

Research and Information Section

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INTRODUCTION

Condominium Monitor '85 is aimed at answering many of the common questions received by the Planning and Development Department's Research and Information Section about condominiums. These questions relate to average sale prices, the frequency of sales, rental rates, location of condominiums, unit sizes, occupancy characteristics and future trends in the growth of condominiums. All these issues and more are covered in Condominium Monitor '85.

Condominium Monitor '85 provides a detailed overview of condominiums in the City of Toronto. The listings found in the previous report entitled Condo Monitor '84 have been updated and are included in the appendices.

If you require further information on this Monitor or have any comments and/or suggestions contact Audrey Gabriel in the Research and Information Section at (416)947-7185.

HIGHLIGHTS

The following points summarize the discussion provided in Condominium Monitor '85:

* The City of Toronto has approximately 9% of the total stock of registered condominiums in the Toronto Census Metropolitan Area.

* The City has 9,318 registered condominium units, 3.4% of the total housing stock.

* Between 1969 and 1979 the number of condominium units registered in the City averaged 636 units per year. Since 1980 this average has risen to 1,057 units.

* More than 50% of the City's condominium units are within the Central Area.

* Most of the City's condominium units are occupied by one- or two-person households.

* Approximately 90% of the City's condominium units are apartments.

* More than half of the City's condominium units have two-bedrooms with an average floor area of 120 square metres or 1,300 square feet.

* Of the City's occupied condominium units, owners represent 54% and tenants 32% (the remaining 14% are vacant).

* Average sale prices (new and resale) of condominium units reached an all time high in 1984 at over $175,000 ($1,277 per square metre).

* Average monthly maintenance fees for typical centrally-located units range from $135 for a bachelor unit to $575 for a four-bedroom unit.

* Average monthly rents for condominiums in the Central Area range from $460 for a bachelor unit to $2,180 for a four-bedroom unit.

* MURB units represent just over 40% of the City's condominiums.

* Commercial units represent a small portion of the City's condominium units. Commercial units are used primarily for medical/dental offices and are found mainly in the Central Area.

WHAT IS A CONDOMINIUM?

Condominium ownership is a legal mechanism to permit the marketing of individual units in multiple unit buildings. In Ontario condominium was first recognized as a form of home ownership with the passing of the Ontario Condominium Act on June 15, 1967. With condominium ownership, the owner holds title to his own individual unit while sharing title to the land and other common areas of the project. Maintenance and operating costs are shared with other owners through a condominium corporation.

Condominium ownership is becoming increasingly popular in the City of Toronto where there are over 9,300 condominium units ranging in size from small 17 square metre bachelors to large 342 square metre luxury units.

CITY POLICY

Condominiums are influenced by several government policies and regulations. The City of Toronto's planning staff treats all proposals for new multiple unit buildings as if they were free-hold, rental accommodation. Therefore, developers who seek approval of draft condominium plans for new multiple unit buildings must go through the same set of condominium conversion approval procedures as owners seeking to convert existing rental apartment buildings to condominium.

Condominium approval is routine in the case of new buildings. However, conversion of existing rental accommodation to condominium ownership is not permitted in the City of Toronto until the Metro-wide rental vacancy rate as determined by the Canada Mortgage and Housing Corporation (CMHC) returns to at least 2.5%. The exception to this policy is the converted dwelling house (buildings originally constructed as single family dwellings). This policy was adopted by City Council in October, 1974 and reaffirmed in 1981 and 1983.

Under Section 2A.2(a) of the 1976 Official Plan, City Council has set a target of 40,000 new housing units (50% private and 50% assisted units) to be met by the end of 1985. The Central Area (under Section 1A.19(a)) is targetted to receive 30,000 of these units. Condominium units have been a major contributing factor to meeting the private sector portion of the Central Area housing target.

The Ontario Condominium Act outlines regulations applicable to condominiums.

CONDOMINIUM APPROVAL PROCESS

Under Section 4(1) of the provincial Planning Act, the Minister of Municipal Affairs and Housing has delegated responsibility for approval of condominium plans to the regional level of government. In the case of the City of Toronto, responsibility lies with the Metropolitan Toronto Commissioner of Planning.

There are eight steps involved in obtaining approval for a condominium plan. These are, generally, as follows:

1. Pre-application: The applicant reviews any factors which may affect development. This often involves discussions with local and provincial authorities.

2. Submission of formal application: Applications and draft plans are submitted to the Metropolitan Toronto Department of Planning.

3. Initial review: Metro Planning reviews the submitted plans to determine whether they conform with the Metro Official Plan.

4. Circulation of plans: Metro Planning sends the plans to the City of Toronto Planning and Development Department. The latter Department circulates the plans to relevant civic departments for comment, and thoroughly reviews the plans. At this point in the process, revisions to the plans may be required.

5. The City of Toronto Planning and Development Department reports its comments on the submitted plans to the City's Land Use Committee which forwards the report with its decision to City Council for consideration.

6. Draft approval: Metro receives the Planning report and City Council's decision, with comments on conditions which should be met before final approval is given. These conditions are drawn up and the plans are stamped with the seal of the authority (Metro).

7. Final approval: Once the City has indicated that the conditions for approval have been met, it sends a release letter to the Metropolitan Department of Planning. Metro then forwards the final plans to the Property Rights Division, Legal Survey and Standards Branch of the Ontario Ministry of Consumer and Commercial Relations.

8. Registration: Plans can now be registered by the applicant's solicitor at the Land Registry Office.

Metro may decide to reject an application as early as the third stage of the process. If this happens, applicants may exercise their rights under the Planning Act and appeal Metro's decision to the Ontario Municipal Board.

The time necessary to complete this process differs from one application to the next and depends on problems encountered that may be unique to each application.

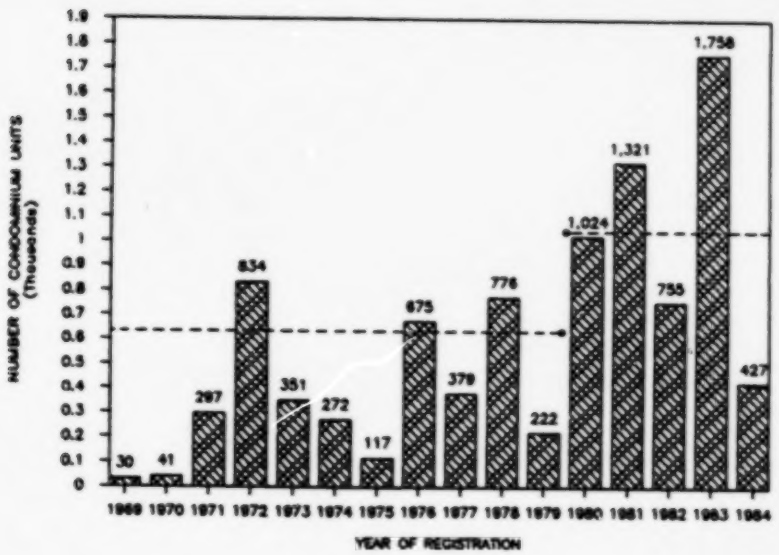
STOCK OF RESIDENTIAL CONDOMINIUMS

NUMBER OF UNITS

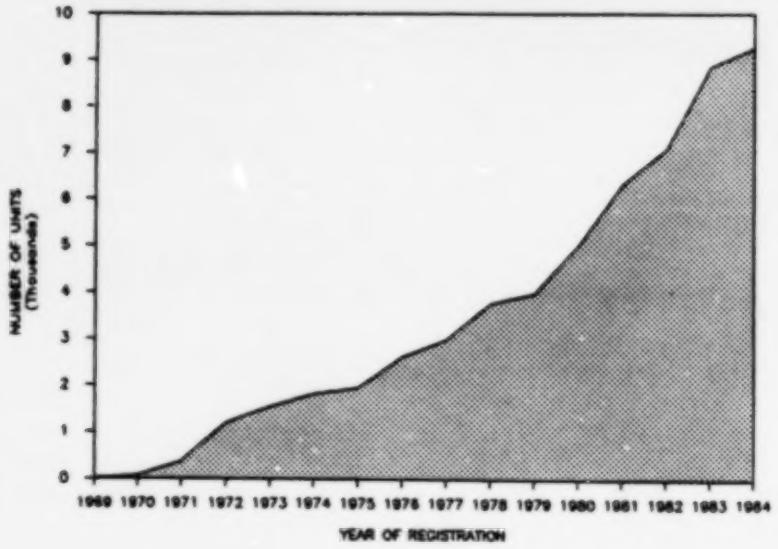
Since registration of Toronto's first condominium in December, 1969 there has been considerable fluctuation in the number of condominium units coming on the market (both new and converted units). In the past five years the number of condominiums coming on-stream has increased considerably. Between 1969 and the end of 1979 an average of 636 units were registered each year. Between 1980 and the end of 1984 this average increased to 1,057 units per annum. The first figure below shows the number of residential units registered by year in the City. The second figure shows the cumulative number of units by year of registration.

Much of the recent increase can be attributed to the construction of a number of large high-rise apartment buildings - evidence that condominiums have become a more desirable form of ownership and that the market's recent emphasis on smaller units are in demand by singles and couples who, in 1984, represented 68% of all households in the City.

UNITS BY YEAR OF REGISTRATION



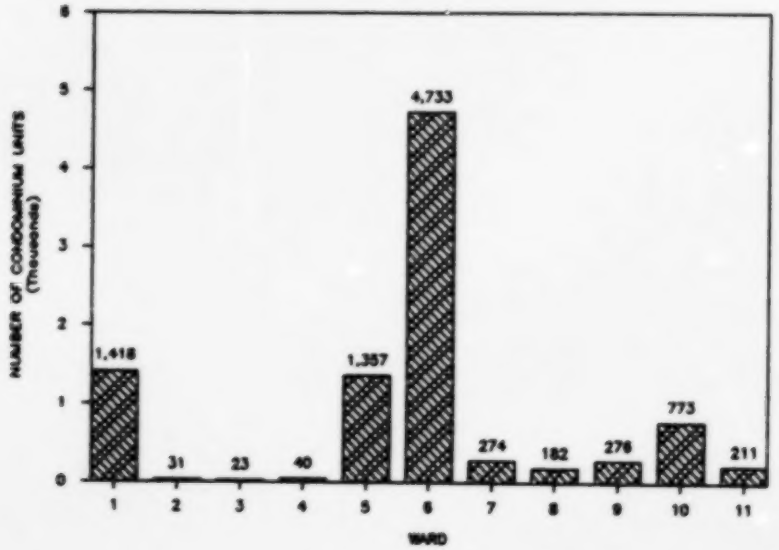
CUMULATIVE NUMBER OF UNITS BY YEAR OF REGISTRATION



UNIT DISTRIBUTION

One-half of all residential condominiums are located in Ward 6 in the City's Central Area (see figure and table below, and Map 1). This is in accordance with the Official Plan policy of encouraging residential development in the Central Area. The number of centrally-located units reflects the recent trend created by young urban professionals and empty nesters who desire to live close to their places of work and to the many services and cultural amenities provided in the Central Area.

DISTRIBUTION OF UNITS BY WARD



Ward	Bach. Units	1-Bed. Units	2-Bed. Units	3-Bed. Units	4+-Bed. Units	Total Units
1	0	16	793	609	0	1,418
2	0	0	31	0	0	31
3	0	6	17	0	0	23
4	0	0	0	40	0	40
5	69	377	697	185	29	1,357
6	507	1,503	2,477	211	35	4,733
7	0	2	147	125	0	274
8	0	8	108	66	0	182
9	84	0	43	149	0	276
10	6	73	499	180	15	773
11	0	3	133	64	11	211
TOTAL:	666	1,988	4,945	1,629	90	9,318

STRUCTURE TYPE

Registered condominiums represent 3.4% of the 270,203 housing units in the City of Toronto[1]. Most condominium units are apartments. The balance of the stock of residential condominium units is split between row/townhouses, mixed use buildings, detached houses, semi-detached houses and multiplex dwellings as detailed in the following table.

Unit Type	HOUSING STOCK No. of Units	HOUSING STOCK % Total Housing Stock	CONDO STOCK No. of Units	CONDO STOCK % Total Condo Stock
Apartment	108,747	40.2	8,275	88.9
Detached House	59,179	21.9	36	0.4
Semi-Detached House	56,350	20.9	39	0.4
Row/Townhouse	18,538	6.9	866	9.2
Mixed-Use Building	14,074	5.2	66	0.7
Multiplex Dwelling	13,315	4.9	36	0.4
TOTAL:	270,203	100.0	9,318	100.0

FUTURE SUPPLY

Appendices 1, 2 and 3 provide separate listings for all residential condominium units that are registered, proposed or intended.

* Registered units are in projects which have received approval and have subsequently been registered in the Land Registry Office.

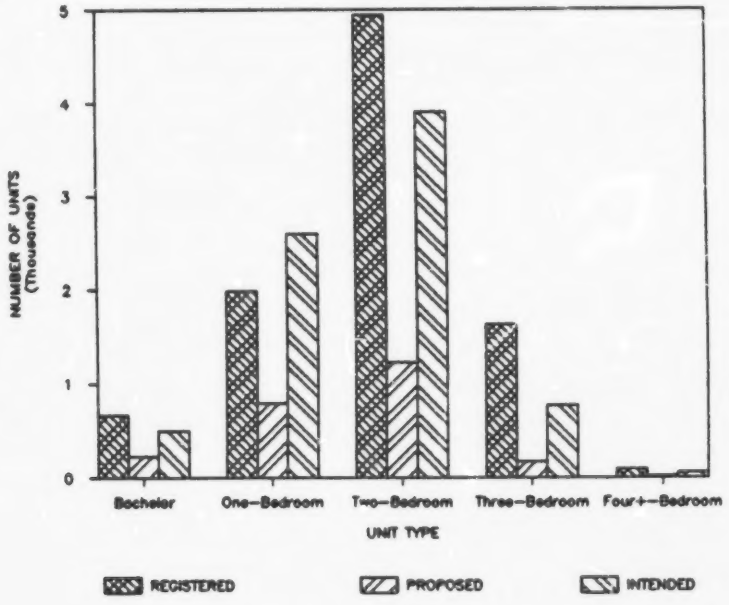
* Proposed units are, on the other hand, in projects which have been applied for but have not received "final" approval, although they may have "draft" approval. They are, therefore, somewhere between the formal application and draft approval stages of the process.

* Intended units are in projects for which Development Review or Rezoning applications have been received and the applicant has indicated his/her intention to build condominium units, i.e., at the pre-application stage of the process.

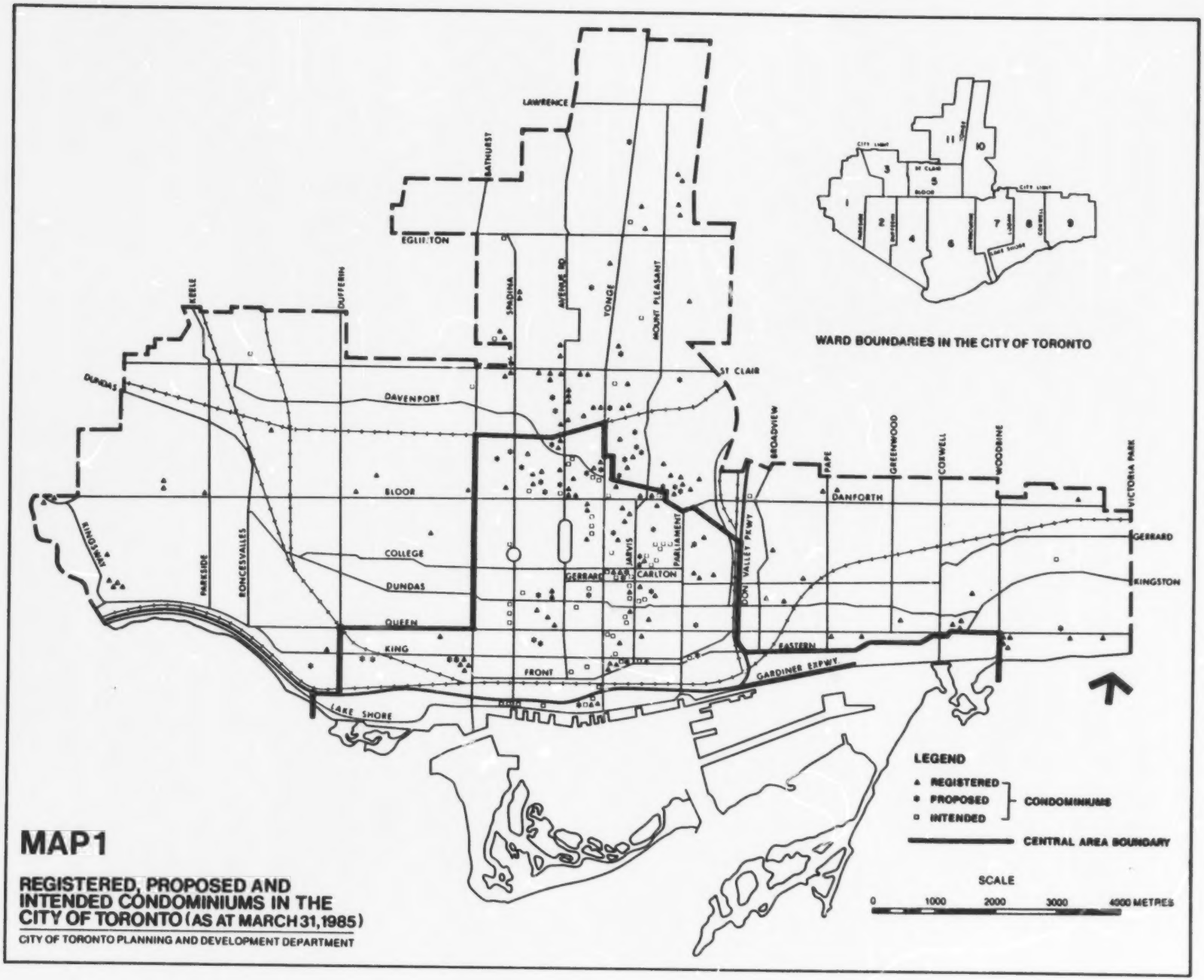
On March 31, 1985, 9,318 registered residential condominium units were located in the City of Toronto. If final approval were given to the 2,434 units currently proposed, and if all of the applicants decided to proceed, this would increase the total to 11,752 units, of which one-half would be two-bedroom units, and another third would be one-bedroom units. The total units intended to be built amounts to 7,827 units. Again these are primarily two-bedroom units.

If all the proposed and intended units were registered at some time in the future, the number of condominium units in the City of Toronto would more than double to a total of 19,579 units. As in the case of registered projects, the proposed and intended projects are located mainly in the Central Area (see Map 1).

TOTAL UNITS REGISTERED, PROPOSED AND INTENDED



Condominium Status	Bach. Units	1-Bed Units	2-Bed Units	3-Bed Units	4+-Bed Units	Total Units
Registered	666	1,988	4,945	1,629	90	9,318
Proposed	226	792	1,228	170	17	2,433
Intended	496	2,598	3,910	770	53	7,827
TOTAL:	1,388	5,378	10,083	2,569	160	19,578



MAP1

REGISTERED, PROPOSED AND INTENDED CONDOMINIUMS IN THE CITY OF TORONTO (AS AT MARCH 31, 1985)

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

SIZE AND BEDROOM TYPE CHARACTERISTICS

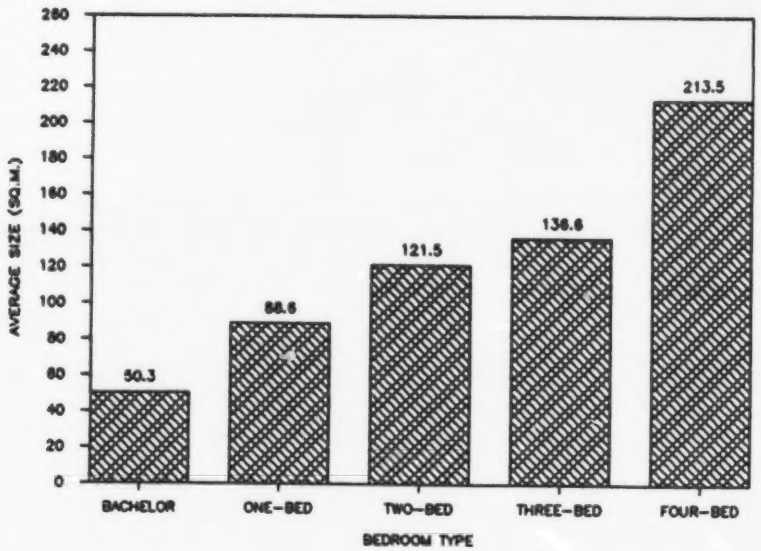
Of the total stock of registered units, more than half had two bedrooms. The predominance of two-bedroom units seems to be a recent trend. These units located mainly in the Central Area appear to be catering to the growing number of young urban professionals and empty nesters who desire accessible locations and modern accommodation. Many also have a den or study area, making them similar to houses in floor space. This can make the transition to an apartment from a house easier for empty nesters.

Most of the three-bedroom units are within older condominiums, located mainly in the City's outer neighbourhoods. Four-bedroom and larger units tend to be in detached houses, semi-detached houses and row or townhouses.

Most of the City's condominium apartments have been built in parts of the Central Area where the units per hectare (UPH) method of specifying residential densities encourages construction of large units. Well over one-third of the current stock of condominium apartments have been large units. However, this is likely to change. Council has recently given developers the option of building under either the UPH or the FSI (ratio of floor area to lot area) methods of measuring residential densities. Use of the FSI option is likely to encourage construction of smaller condominium apartments since it sets no limit on the specific number of apartments which can be built on any site. Further, the rapid sell-out of small units at several recent projects (e.g., Harbourpoint and the Polo Club), has shown developers that a market exists for small, more affordable, condominium apartments.

Data from the 1984 Assessment File were accessed to determine the average floor area of condominium units. The figures below are based on a sample of 7,874 units (or 90.8% of the 8,668 units enumerated in the 1984 Assessment File).[2] The data show that most of the City's stock of condominium units are fairly large, well over 100 sq.m. (1,076 sq.ft.).

AVERAGE UNIT SIZE



Unit Type	Units Sampled	Min. Area		Max. Area		Average Size	
		sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.
Bach.	906	16.7	180	92.4	995	50.3	541.4
1-Bed.	1,440	33.8	364	188.9	2,033	88.6	954.0
2-Bed.	3,934	46.3	498	279.7	3,011	121.5	1,307.4
3-Bed.	1,566	78.6	846	424.2	4,566	136.6	1,470.5
4+-Bed.	25	141.0	1,518	316.4	3,406	213.5	2,297.6

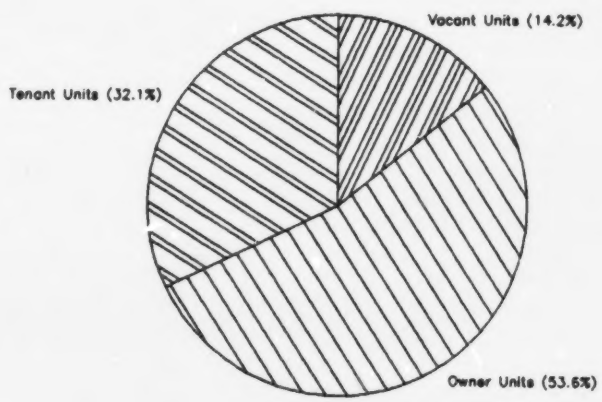
In general, condominium units of all types tend to be considerably larger than units of similar structure type found in the rest of the total housing stock. This tendancy is shown below.

Unit Type	HOUSING STOCK		CONDO STOCK	
	No. of Units	Average Area/ Unit	No. of Units	Average Area/ Unit
Apartment	108,747	78.0	8,275	131.8
Detached House	59,179	127.2	36	155.5
Semi-Detached House	56,350	102.2	39	179.8
Row/Townhouse	18,538	103.3	866	110.8
Mixed Use Building	14,074	78.0	66	117.7
Multiplex Dwelling	13,315	92.3	36	123.0
TOTAL:	270,203	96.2	9,318	130.0

OCCUPANCY CHARACTERISTICS

Of the total stock of registered units on December 31, 1984, 8,668 units were enumerated in the 1984 Assessment File. Of these units 53.6% were owner-occupied, 32.1% were tenant-occupied and 14.3% were vacant (see the following graph and table). The large number of vacant units can be attributed to the large number of new buildings nearing completion or just recently completed.

UNITS BY TENURE TYPE



Description	No. of Units	% of Total
Number of owner-occupied units	4,647	53.6
Number of tenant-occupied units	2,786	32.1
Number of vacant units	1,235	14.3
Number of residential condominium units enumerated in 1984 Assessment File	8,668	100.0

Source: C.M.H.C. and 1984 Assessment File for 1985 Taxation Year. Based on 8,668 assessed condominium units in 1984.

MULTIPLE UNIT RESIDENTIAL BUILDINGS (MURBs)

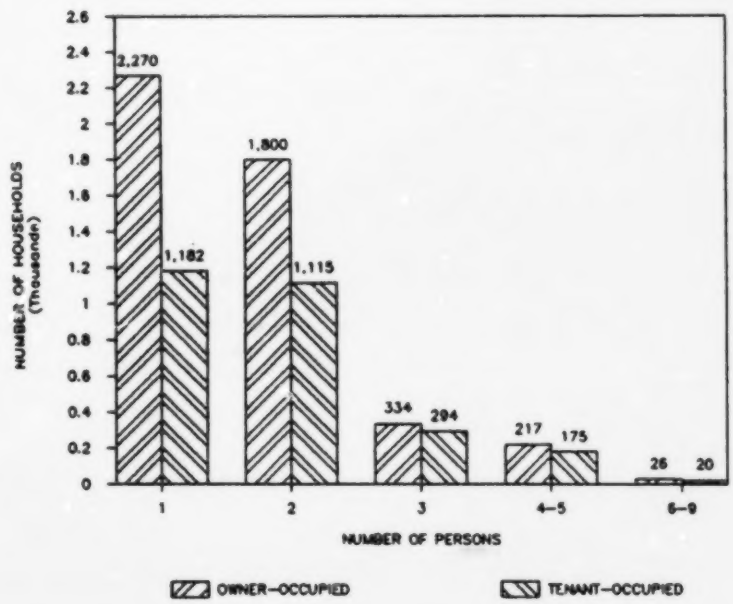
The Federal Multiple Unit Residential Building (MURB) program has had a considerable impact on the City's condominium stock. The MURB income tax shelter has been available in various years since 1974, but is now terminated. The program was intended to encourage private investment in rental housing but buildings were permitted to be registered as condominiums. For investors to use tax benefits, after their building has received MURB status, at least two units and not less than 80% of the building must be tenant-occupied.

Of the 9,318 units registered on March 31, 1985, 4,006 were MURB units. This represents 43% of the total stock of condominium units. With the MURB program the City received a great deal of condominium apartment units, almost half of the registered stock, which provide at least temporary rental housing. Of the City's 2,786 tenant-occupied condominium units, 1,813 (65%) are MURB units.

HOUSEHOLD SIZE CHARACTERISTICS

Condominiums are providing housing mainly for singles and couples, as illustrated in the figure below. Together one- and two-person households account for 85.6% of all condominium households. The notion that condominiums are attracting young urban professionals and empty nesters and not families with children is again verified by the high percentage of one- and two-person households. Building design also plays an important role, particularly in the Central Area. By maximizing the number of units under the UPH zoning, little space is left for the provision of family amenities, such as playgrounds.

PERSONS PER HOUSEHOLD



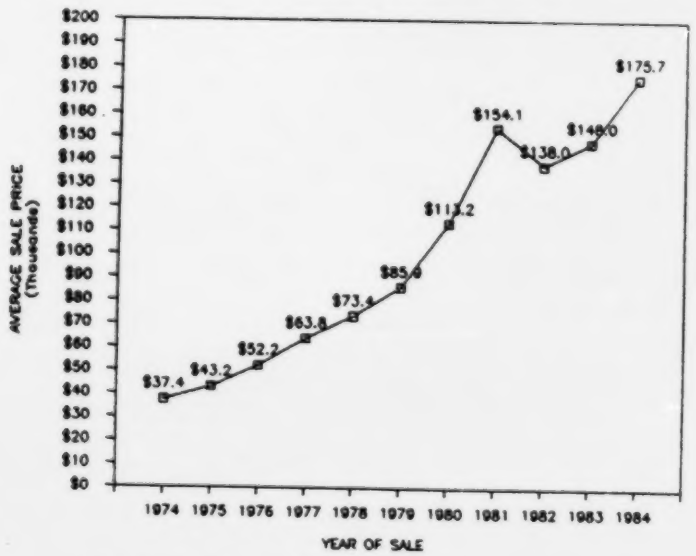
RESIDENTIAL CONDOMINIUM SALES AND RENTS

AVERAGE SALE PRICES

Average prices rose steadily between 1974 and 1981 with substantial increases in 1980 and 1981. During 1982 the average price dropped by $16,053. Market Analysts at Royal LePage perceive this drop as resulting from an oversupply of large units in combination with high mortgage interest rates during this period. Since that time, average prices have again risen steadily to an all-time high of $175,679 in 1984. (It should be noted that average figures may be slightly inflated due to the inclusion of very expensive units. The overall range of prices is shown in the table below.)

The average sales figures below illustrate condominium sale price trends between 1973 and the end of 1984. The figures represent both new and resale transactions.

AVERAGE SALE PRICE



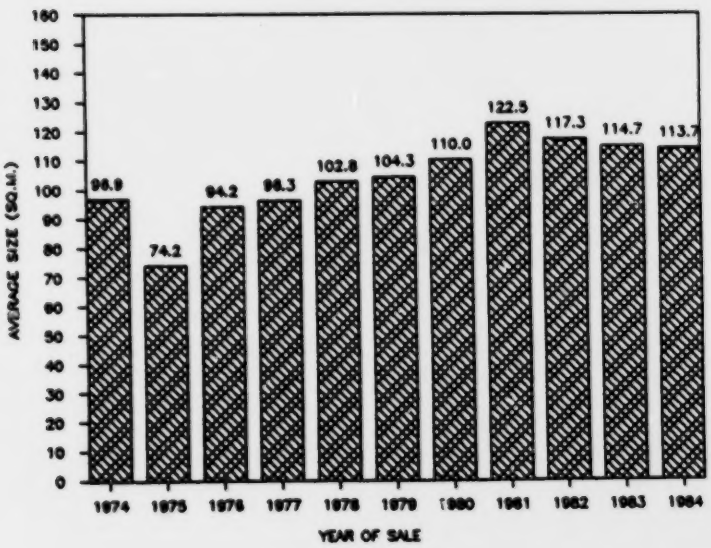
Year	No. of Sales	Min Sale Price	Max Sale Price	Average Sale Price
1974	555	$15,000	$164,750	$37,389
1975	341	$15,000	$146,775	$43,172
1976	180	$19,495	$177,000	$52,233
1977	882	$17,500	$275,000	$63,810
1978	554	$20,000	$353,000	$73,359
1979	848	$17,000	$425,000	$85,907
1980	1,254	$17,575	$390,000	$113,257
1981	1,191	$17,098	$732,516	$154,080
1982	901	$21,000	$590,000	$138,027
1983	1,288	$22,000	$1,399,200	$147,980
1984	836	$23,850	$975,000	$175,659

Source: TEELA Property Sales File. Data based on 8,830 observations.

PRICE PER SQUARE METRE

Unit size is an important factor in sale price. The figure below demonstrates that average unit sizes have recently been decreasing, indicating developers' awareness of the market for smaller units, exemplified by the rapid sell-out of units in recent projects, like the Polo Club and Harbour Point.

AVERAGE UNIT SIZE BY YEAR OF SALE



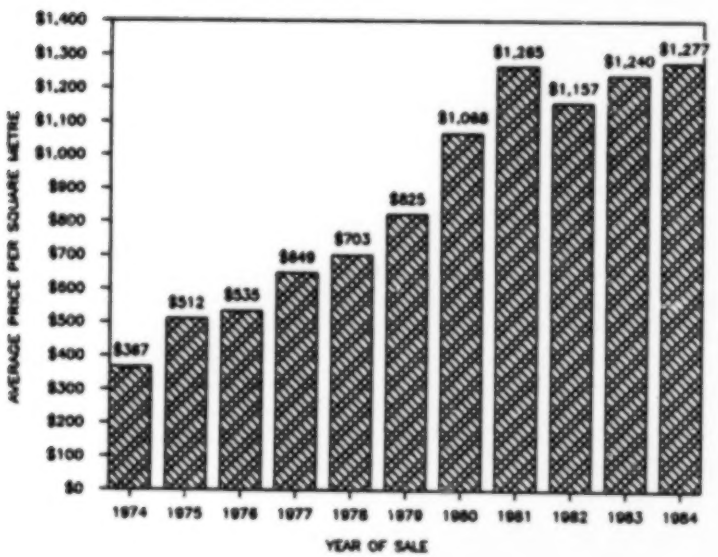
Between 1975 and 1982 there was a direct correlation between average unit size and average sale price as both rose during that period. In 1983 and 1984 this correlation was reversed as average unit sizes dropped while average sale prices continued to rise. This new trend may reflect other factors which have influenced recent sale prices such as proximity to more desirable locations, more amenities and higher construction costs.

By combining the average prices with average unit sizes, the average price per square metre can be determined.

Year of Sale	No. of Sales	Average Sale Price	Average Unit Size Sq.M.	Sq.Ft.	Price/ Sq.M.	Price/ Sq.Ft.
1974	521	35,617	96.9	1,043	$367.06	$34.10
1975	274	38,028	74.2	799	$512.38	$47.60
1976	152	50,387	94.2	1,014	$534.98	$49.70
1977	774	62,487	96.3	1,037	$649.09	$60.30
1978	440	72,318	102.8	1,107	$702.91	$65.30
1979	728	86,003	104.3	1,123	$824.54	$76.60
1980	828	104,462	110.0	1,184	$1,067.81	$99.20
1981	967	154,992	122.5	1,319	$1,264.80	$117.50
1982	766	135,540	117.3	1,263	$1,157.16	$107.50
1983	950	142,316	114.7	1,235	$1,240.04	$115.20
1984	609	145,187	113.7	1,224	$1,276.64	$118.60

Source: TEELA Sales File and 1984 Assessment File for the 1985 Taxation Year. Data based on 7,027 observations.

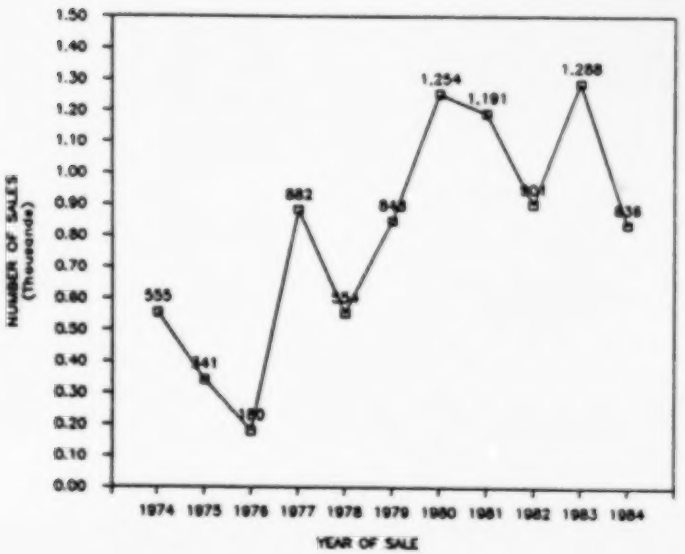
PRICE PER SQUARE METRE



FREQUENCY OF SALES

The number of units sold between 1973 and 1984 has fluctuated dramatically from a low of 180 sales during 1976 to a high of 1,288 sales during 1983. The number of sales tends to reflect the number of new units coming on the market. This may also reflect a growing public acceptance of condominium ownership and therefore a greater number of sales. The 1980 to 1982 drop in the number of sales again reflects the oversupply of large condominium units on the market and high mortgage interest rates.

NUMBER OF SALES BY YEAR

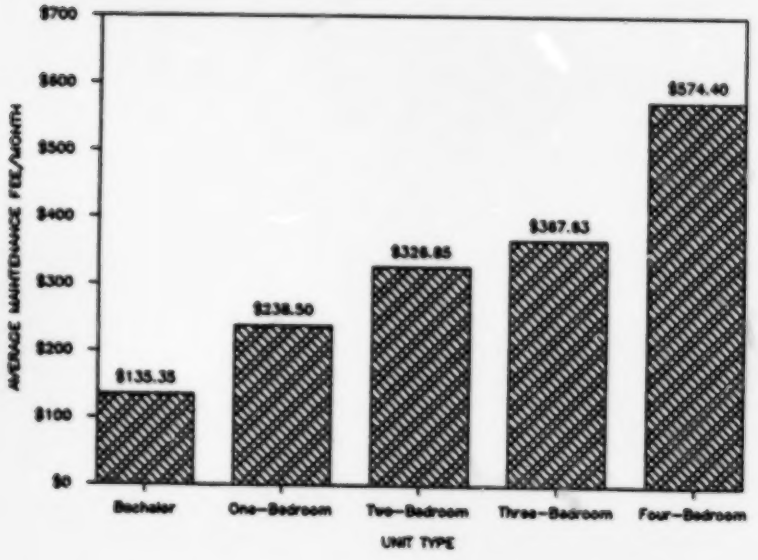


MAINTENANCE FEES

A condominium unit owner pays a monthly maintenance fee towards upkeep and operation of the common areas of the building. The amount of this fee varies considerably from building to building. Maintenance fees are based on the extent of upkeep peculiar to each building, and its facilities and services, for example, fitness facilities and security services increase the amount of monthly fees.

Market analysts at Urbanation Inc. estimate that maintenance fees for condominiums average at $2.69 per square metre per month ($0.25 per square foot per month), extending over a range from $2.15 to $4.09 per square metre per month ($0.20 to $0.38 per square foot per month) for centrally-located units. The figure and table below show average monthly fees for average unit sizes in the City of Toronto based on the Urbanation estimate.

AVERAGE MAINTENANCE FEES



Unit Type	Average Unit Size Sq.M.	Sq.Ft.	Average Maintenance Fee
Bachelor	50.3	541.4	$135.35
One-Bedroom	88.6	954.0	$238.50
Two-Bedroom	121.5	1,307.4	$326.85
Three-Bedroom	136.6	1,470.5	$367.63
Four-Bedroom	213.5	2,297.6	$574.40

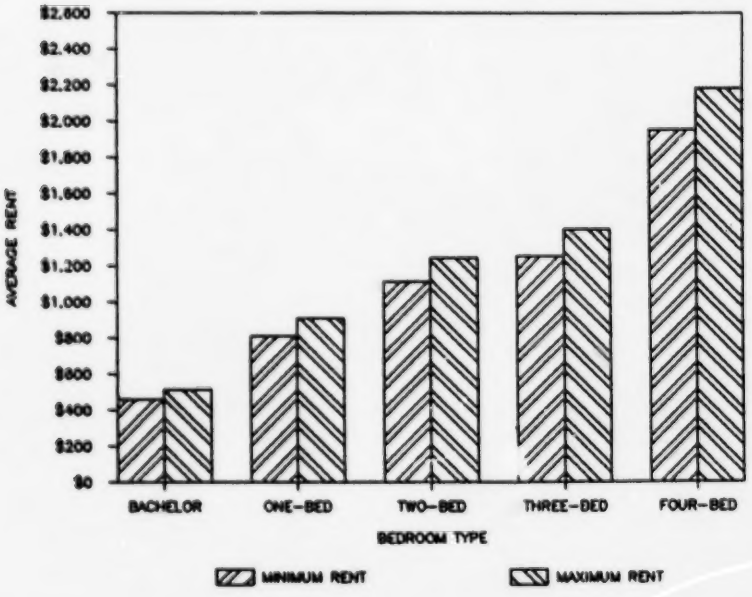
Source: Urbanation Inc.

RENTAL RATES

Approximately one-third of the condominium stock in the City of Toronto is tenant-occupied. Rents vary widely throughout the City and are based on various factors such as unit size, location and amenities. Cityscape Realty Inc. (a firm specializing in condominiums) has compiled data on rental rates for condominium units. They found that centrally-located units tend to rent for between $9.15 to $10.23 per sq.m. per month ($0.85 to $0.95 per sq.ft.). Rents would likely be lower for condominiums outside the Central Area. Additional factors, such as unit size, location and amenities are also important in determining rents.

Based on these estimates centrally-located units could be expected to rent for within the following ranges.

AVERAGE RENT BY BEDROOM TYPE



Unit Type	Average Unit Size Sq.M.	Sq.Ft.	Average Rent/Month @.85/Sq.Ft.	@.95/Sq.Ft.
Bachelor	50.3	541.40	$460.19	$514.33
1-Bedroom	88.6	954.04	$810.93	$906.34
2-Bedroom	121.5	1,307.41	$1,111.30	$1,242.04
3-Bedroom	136.6	1,470.45	$1,249.88	$1,396.93
4-Bedroom	213.5	2,297.56	$1,952.93	$2,182.68

Source: 1984 Assessment File for 1985 Taxation Year.
Rental rates provided by Cityscape Realty.

CMHC's October, 1984 apartment survey shows that units in rental buildings not subject to rent review (see table below) rented at lower rates than condominium units. However, condominium units tend to be somewhat larger and condominium projects generally offer a greater variety of facilities and services.

Unit Type	Monthly Rent
Bachelor	$430.00
One-Bedroom	$603.00
Two-Bedroom	$768.00
Three-Bedroom	$800.00+
Four-Bedroom	$800.00+

+Note: C.M.H.C.'s classification system for non-controlled rental units in 1984 had a ceiling of $800.00/month.

Source: Canada Mortgage and Housing Corporation

STOCK OF COMMERCIAL CONDOMINIUMS

As of March 31, 1985 there were 555 commercial condominium "units" registered in the City of Toronto. It should be noted that the number of "units" in a commercial building is not synonymous with the number of suites. Developers break down commercial buildings into small areas, each of which is registered as a condominium unit, to permit greater flexibility. Because the units are registered in this manner, a buyer may purchase several "units" in order to accommodate his need for a larger office/retail area.

Many of the commercial condominium units are used for medical/dental offices. As well, commercial units are often found together with residential units in mixed-use structures. Registered commercial units tend to be located primarily in the Central Area as shown in the table below.

Ward	Total Commercial Units
1	0
2	0
3	0
4	0
5	195
6	336
7	0
8	2
9	21
10	0
11	1
TOTAL	555

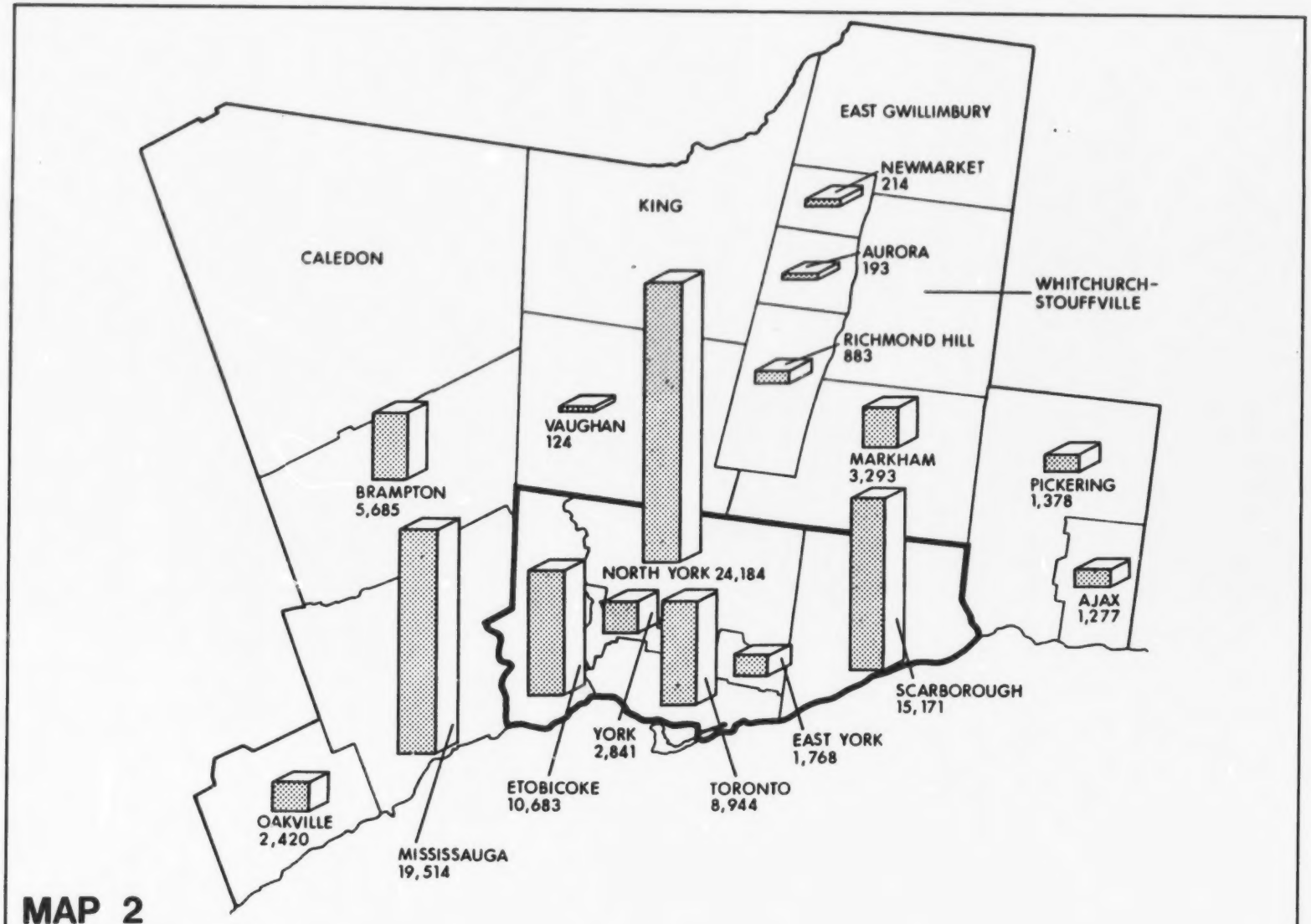
There are very few commercial units proposed in the City of Toronto (about 40). Most of those proposed are in mixed-use buildings.

HOW DOES TORONTO COMPARE TO THE REST OF THE C.M.A.?

Map 2 and the following table show the distribution of condominium units (residential and commercial) in the Toronto Census Metropolitan Area (C.M.A.). The City of Toronto has approximately 9.1% of the C.M.A.'s total stock of condominium units, up from 8.2% in 1981. The City of North York saw the greatest amount of growth in the number of condominium units over the 1981 to 1984 period. Mississauga had the second largest amount of growth followed by the City of Toronto. Metropolitan Toronto has almost two-thirds of the total number of units in the C.M.A. Of the Metropolitan Toronto total the City of Toronto has 14% of the units.

Location	Registered Units Dec./81	Nov./84	Actual Increase	% Share of Units
North York	21,632	24,184	2,552	24.5
Mississauga	17,563	19,514	1,951	19.8
Scarborough	14,728	15,171	443	15.4
Etobicoke	9,842	10,683	841	10.8
Toronto	7,333	8,944	1,611	9.1
Brampton	5,424	5,685	261	5.8
Markham	3,075	3,293	218	3.3
York	2,548	2,841	293	2.9
East York	1,828	1,768	-60	1.8
Oakville	1,654	2,420	766	2.5
Pickering	1,207	1,378	171	1.4
Ajax	984	1,277	293	1.3
Richmond Hill	765	883	118	0.9
Newmarket	214	214	0	0.2
Aurora	190	193	3	0.2
Vaughan	122	124	2	0.1
TOTAL:	89,109	98,572	9,463	100.0

Source: Ministry of Consumer and Commercial Relations



MAP 2

DISTRIBUTION OF REGISTERED CONDOMINIUM UNITS IN THE TORONTO CMA
(AS AT NOVEMBER 30, 1984)

CITY OF TORONTO PLANNING AND DEVELOPMENT DEPARTMENT

FOOTNOTES

[1]This figure includes owner-occupied, tenant-occupied and vacant units and excludes dormitories, hostels, nursing homes and prisons.

[2]The number of bachelor units surveyed is inflated due to the number of "0-bedroom" or unknown bedroom type units. These were considered as bachelor units when under 92.9 sq.m. (1,000 sq.ft.) in size.

ACKNOWLEDGEMENTS

The Research and Information Section acknowledges the assistance provided by the following sources:

* C.M.H.C. provided information on the MURB program as well as access to the "Apartment Universe Survey".

* Mr. Michael Budovitch, Real Estate Broker with Cityscape Realty Inc., assisted by providing figures on average rental rates for condominiums.

* The TEELA Property Sales File which provided actual sales figures for City of Toronto condominiums from May, 1973 to the middle of December, 1984.

* Average unit sizes were extracted from the 1984 Assessment File for the 1985 Taxation Year.

* Details of registered units were gathered with the assistance of staff of the Land Titles Division of Metropolitan Toronto, Ministry of Consumer and Commercial Relations.

* Information regarding the condominium approval process was provided by the Metropolitan Toronto Planning Department and the Ministry of Housing publication entitled Subdivision/Condominium Approval Process, January 1980.

* Royal LePage's market analysts assisted by providing an interpretation of the condominium market's performance.

* Urbanation Inc. provided information on maintenance and operating costs of condominium buildings.

* The Business Practices Division of the Ministry of Consumer and Commercial Relations provided information on the extent of condominium development in the region.

Condominium Monitor '85 was produced on an IBM PC microcomputer using the Lotus Symphony software package.

APPENDIX 1

REGISTERED CONDOMINIUMS

A. Alphabetical Listing of Registered Residential Condominiums in the City of Toronto by Municipal Address, March 31, 1985

B. Alphabetical Listing of Registered Commercial Condominiums in the City of Toronto by Municipal Address, March 31, 1985

C. Alphabetical Listing of Registered Converted Residential Condominiums in the City of Toronto by Municipal Address, March 31, 1985

D. Alphabetical Listing of Registered Converted Commercial Condominiums in the City of Toronto by Municipal Address, March 31, 1985

APPENDIX I.A

ALPHABETICAL LISTING OF REGISTERED RESIDENTIAL CONDOMINIUMS
IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS,
MARCH 31, 1985

Street Number	Street Name	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units
28	Admiral Rd		131	14/03/74	0	0	0	8	2	10
210	Avenue Rd		524	31/07/80	0	0	14	0	0	14
300	Avenue Rd		567	08/02/82	0	6	0	0	0	6
315	Avenue Rd	The Oaklands	542	04/02/81	0	3	41	15	0	59
423	Avenue Rd		263	10/06/76	0	0	14	0	0	14
616	Avenue Rd		488	22/08/79	0	0	19	9	0	28
525	Balliol St		169	16/10/74	0	0	0	13	4	17
150	Balmoral Av		9	18/12/69	0	12	2	4	12	30
16	Balmy Av		495	31/10/79	0	0	0	6	0	6
6	Bartlett Av	Bartlett Mews	665	11/03/85	0	0	13	0	0	13
41	Battenberg Av		396	22/06/78	0	0	0	9	0	9
50	Battenberg Av		396	22/06/78	0	0	0	26	0	26
1132	Bay St		633	09/02/84	0	0	25	0	0	25
1166	Bay St		555	17/07/81	0	21	82	0	0	103
94	Beverley St		580	28/05/82	0	0	15	0	0	15
76	Birch Av		283	28/10/76	0	0	1	6	0	7
278	Bloor St E	Rosedale Glen	614	08/08/83	0	23	126	31	0	180
360	Bloor St E		594	08/12/82	2	23	124	11	2	162
150	Bloor St W	Renaissance Plaza	626	02/12/83	0	102	21	2	2	127
2512	Bloor St W		254	06/04/76	0	2	12	0	0	14
2545	Bloor St W		571	25/02/82	0	0	31	0	0	31
275	Broadview Av		564	22/12/81	0	0	102	70	0	172
240	Broadway Av		602	18/02/83	0	3	21	2	0	26
20	Budgell Terrace		462	21/02/79	0	0	0	15	0	15
10	Buller Av		384	27/04/78	0	0	10	4	0	14
45	Carlton St	The Lexington	565	24/12/81	0	34	287	22	0	343
77	Carlton St	Hampshire House	619	28/09/83	0	0	130	0	0	130
71	Charles St E	Paxton Place	601	11/02/83	0	0	97	4	0	101
30	Church St	Gooderham Court	549	28/05/81	0	0	52	0	0	52
35	Church St (East Tower)	Market Square (Part of)	597	12/01/83	7	80	32	0	0	119
35	Church St (West Tower)	Market Square (Part of)	628	20/12/83	2	86	99	0	0	187
77	Church St	The Bentley	596	30/12/82	0	66	10	0	0	76
130	Clinton St		231	24/10/75	0	0	0	30	0	30
50	Coleman Av		287	31/12/76	0	0	0	22	0	22
66	Collier St		168	10/10/74	0	0	56	0	0	56
94	Crescent Rd		604	11/03/83	0	0	8	2	0	10
162	Crescent Rd		286	19/11/76	0	3	2	1	0	6
145	Cumberland St		539	01/12/80	0	46	68	42	0	156
164	Cumberland St	Renaissance Court	616	09/09/83	0	16	16	0	0	32
34	Curzon St		621	06/10/83	0	8	6	1	0	15
1A	Dale Av	The Somerset	66	16/02/72	4	2	26	2	0	34
1000	Dundas St E		514	22/04/80	0	0	14	0	0	14

APPENDIX I.A

ALPHABETICAL LISTING OF REGISTERED RESIDENTIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units
27	Eaton Av		412	06/07/78	0	0	21	0	0	21
90	Edgewood Av		408	10/10/78	0	0	0	37	0	37
58	Elm Av		579	23/04/82	0	2	3	0	0	5
89	Elm Av		560	20/11/81	0	2	1	1	0	4
70	Erskine Av		425	04/10/78	0	1	13	19	0	33
250	Erskine Av		423	04/10/78	0	0	0	9	0	9
150	Farnham Av		72	24/03/72	12	40	23	0	0	75
160	Frederick St		630	06/02/83	0	0	63	0	0	63
390	George St	Jarvis Mews	558	06/10/81	0	18	15	0	0	33
135	George St S	The New Town of York	573	03/03/82	0	10	42	0	0	52
350	Gerrard St E		261	02/06/76	0	0	0	14	0	14
20	Glebe Rd W	Chaplin Place	642	21/06/84	0	3	19	0	0	22
30	Glen Elm Av		528	13/08/80	0	7	34	1	0	42
101	Glen Manor Dr		546	01/03/81	0	0	19	1	0	20
86	Gloucester St		427	10/10/78	0	2	105	0	0	107
33	Harbour Square	Harbour Square	288	25/11/76	91	310	181	16	0	598
55	Harbour Square	Harbourside	510	11/03/80	102	143	279	74	5	603
8	Hawthorn Av		629	11/01/83	0	1	12	0	0	13
2	Hawthorn Gdns		587	24/08/82	0	1	2	1	1	5
40	Hazelton Av		576	23/03/82	0	7	4	0	0	11
150	Heath St W		328	13/05/77	0	0	32	0	10	42
40	Homewood Av		75	31/10/72	182	188	122	0	0	492
90	Isabella St		481	27/06/79	0	0	8	0	0	8
192	Jarvis St		615	02/09/83	0	1	48	0	0	49
256	Jarvis St	The Quarters	600	08/02/83	0	0	54	0	0	54
2	Keele St		525	06/08/80	0	0	17	0	0	17
13	Kerr Rd	Cherrynook Gardens	556	22/07/81	0	0	0	32	0	32
465	King St E		389	08/06/78	0	0	10	0	0	10
701	King St W	The News	648	04/09/84	0	66	113	0	0	179
1250	King St W	King's Court	592	03/12/82	0	0	31	0	0	31
90	Kippendavie Av		334	22/06/77	0	0	13	0	0	13
350	Lonsdale Rd		158	25/07/74	0	0	44	40	0	84
2	Lynwood Av	Two Lynwood	660	21/01/85	0	0	15	1	0	16
157	Madison Av		632	07/02/83	0	4	0	0	0	4
44	Maple Av		119	18/12/73	0	0	0	8	2	10
75	McCaul St	Village-by-the-Grange	607	06/05/83	123	303	86	30	28	570
15	McMurrich St		562	18/12/81	0	3	91	9	0	103
70	Montclair Av		33	28/04/71	0	0	19	13	1	33

APPENDIX I.A

ALPHABETICAL LISTING OF REGISTERED RESIDENTIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units
35	Ormskirk Av		59	30/11/71	0	0	72	125	0	197
83	Pape Av		480	27/06/79	0	0	3	18	0	21
142	Pears Av		504	15/02/80	0	0	14	6	12	32
17	Pembroke St		504	23/01/80	0	6	22	12	0	40
442	Perth Av		399	12/07/78	0	0	0	21	0	21
265	Poplar Plains Rd		422	03/10/78	0	0	4	4	0	8
50	Quebec Av	High Park Green (Part of)	323	14/04/77	0	0	145	59	0	204
100	Quebec Av	High Park Green (Part of)	435	17/11/78	0	14	262	76	0	352
1209	Queen St E		442	20/12/78	0	0	78	15	0	93
1666	Queen St E		355	19/09/77	0	0	0	34	0	34
831	Richmond St W		338	19/08/77	0	0	0	10	0	10
141	Roehampton Av	The Radley	631	07/02/83	0	1	36	0	0	37
35	Rosedale Rd		627	26/12/83	0	1	2	1	0	4
70	Rosehill Av	70 Rosehill	646	13/08/84	0	0	21	36	6	63
66	Roxborough St E		617	15/09/83	0	1	3	6	0	10
70	Shaftesbury Av		352	12/09/77	0	0	0	14	0	14
41	Shanly St		625	29/11/83	0	6	4	0	0	10
280	Sherbourne St		395	22/06/78	0	0	0	16	2	18
166	Sherwood Av		466	12/04/79	0	2	7	0	0	9
187	Sherwood Av		121	28/12/73	0	0	2	5	0	7
280	Simcoe St	One Park Lane (Part of)	559	18/11/81	0	30	100	0	0	130
45	Southport St		118	17/12/73	0	0	93	92	0	185
60	Southport St		87	03/08/72	0	0	72	161	0	233
65	Southport St		118	17/12/73	0	0	89	60	0	149
517	Spadina Rd		196	24/03/75	0	0	0	1	0	1
517A	Spadina Rd		196	24/03/75	0	0	0	1	0	1
41	Spruce St		468	27/04/79	0	0	4	7	0	11
61	St Clair Av W	Granite Place (Part of)	543	09/02/81	0	20	107	25	0	152
63	St Clair Av W	Granite Place (Part of)	472	22/05/79	5	37	74	8	0	124
195	St Clair Av W		421	03/10/78	0	0	4	3	0	7
235	St Clair Av W		20	04/09/70	0	1	35	5	0	41
349	St Clair Av W		310	14/02/77	0	0	33	7	0	40
190	St George St		40	28/07/71	0	23	44	0	0	67
212	St George St	Gibson Place	529	11/09/80	3	23	15	0	0	41
195	St Patrick St	One Park Lane (Part of)	569	12/02/82	0	21	67	0	0	88
211	St Patrick St	One Park Lane (Part of)	574	16/03/82	0	32	105	0	0	137
289	Sumach St		664	04/03/85	0	2	4	4	0	10
95	Summerhill Av		608	27/05/83	0	0	0	17	0	17
39	Tecumseth St		653	17/12/84	0	10	16	0	0	26
11	Tranby Av		585	10/08/82	0	0	1	8	0	9

APPENDIX I.A

ALPHABETICAL LISTING OF REGISTERED RESIDENTIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units
10	Walker Av	Rosegarden Mews	522	18/07/80	0	0	12	21	1	34
31	Walmer Rd		434	17/11/78	0	0	0	11	0	11
407	Walmer Rd		554	15/07/81	0	0	16	0	0	16
55	Wellesley St E	The Uxbridge	636	22/03/84	0	8	33	0	0	41
390	Wellesley St E		530	25/09/80	0	0	1	20	0	21
62	Wellesley St W	Queen's Park Place	561	20/11/81	0	17	68	17	0	102
26	Wellington St E	The Wellington	590	26/11/82	0	20	81	20	0	121
570	Wellington St W	Wellington Mews	648	25/09/84	0	12	15	0	0	27
574	Wellington St W		651	24/10/84	0	19	25	0	0	44
2	Withrow Av		359	17/10/77	0	0	12	10	0	22
123	Woodbine Av		210	04/06/75	84	0	1	0	0	85
155	Woodbine Av		527	07/08/80	0	0	0	10	0	10
920	Yonge St		163	24/09/74	49	28	28	0	0	105
1246	Yonge St		593	08/12/82	0	6	0	0	0	6
					666	1,988	4,945	1,629	90	9,318

APPENDIX 1.8

ALPHABETICAL LISTING OF REGISTERED COMMERCIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Condo Plan No	Registration Date	Commercial Units
315	Avenue Rd	The Oaklands	542	04/02/81	9
800	Bathurst St		553	14/07/81	31
110	Bloor St W	By the Village	578	14/04/82	150
71	Charles St E	Paxton Place	601	11/02/83	2
30	Church St	Gooderham Court	549	28/05/81	6
77	Church St	The Bentley	596	30/12/82	4
20	Glebe Rd W	Chaplin Place	642	21/06/84	1
101	Glen Manor Dr		546	01/03/81	21
192	Jarvis St		615	02/09/83	6
256	Jarvis St	The Quarters	608	08/02/83	1
75	McCaul St	Village-by-the-Grange	607	06/05/83	2
740	Pape Av		147	04/06/74	2
600	Sherbourne St		194	10/03/75	315
235	St Clair Av W		20	04/09/70	5
					555

NOTE: Number of units should not be equated with number of business suites.

APPENDIX 1.C

ALPHABETICAL LISTING OF REGISTERED CONVERTED RESIDENTIAL CONDOMINIUMS
IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS,
MARCH 31, 1985

Street Number	Street Name	Convenience Name	Condo Plan No	Registration Date	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units
300	Avenue Rd		567	08/02/82	0	6	0	0	0	6
150	Balmoral Av		9	18/12/69	0	12	2	4	12	30
94	Beverley St		580	28/05/82	0	0	15	0	0	15
2512	Bloor St W		254	06/04/76	0	2	12	0	0	14
275	Broadview Av		564	22/12/81	0	0	102	70	0	172
77	Church St	The Bentley	596	30/12/82	0	66	10	0	0	76
94	Crescent Rd		604	11/03/83	0	0	8	2	0	10
162	Crescent Rd		286	19/11/76	0	3	2	1	0	6
1A	Dale Av	The Somerset	66	16/02/72	4	2	26	2	0	34
58	Elm Av		579	23/04/82	0	2	3	0	0	5
89	Elm Av		560	20/11/81	0	2	1	1	0	4
150	Farnham Av		72	24/03/72	12	40	23	0	0	75
33	Harbour Square	Harbour Square	288	25/11/76	91	310	181	16	0	598
8	Hawthorn Av		629	11/01/83	0	1	12	0	0	13
2	Hawthorn Gdns		587	24/08/82	0	1	2	1	1	5
75	McCaul St	Village-by-the-Grange	607	06/05/83	123	303	86	30	28	570
35	Rosedale Rd		627	26/12/83	0	1	2	1	0	4
66	Roxborough St E		617	15/09/83	0	1	3	6	0	10
235	St Clair Av W		20	04/09/70	0	1	35	5	0	41
11	Tranby Av		585	10/08/82	0	0	1	8	0	9
TOTAL UNITS					230	753	526	147	41	1,697

APPENDIX I.D

ALPHABETICAL LISTING OF REGISTERED CONVERTED COMMERCIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Condo Plan No	Registration Date	Commercial Units
77	Church St	The Bentley	596	30/12/82	4
75	McCaul St	Village-by-the-Grange	607	06/05/83	2
740	Pape Av		147	04/06/74	2
235	St Clair Av W		20	04/09/70	5
					13

NOTE: Number of units should not be equated with number of business suites.

APPENDIX 2

PROPOSED CONDOMINIUMS

A. Alphabetical Listing of Proposed Residential Condominiums in the City of Toronto by Municipal Address, March 31, 1985

B. Alphabetical Listing of Units Proposed to be Converted to Condominium in the City of Toronto by Municipal Address, March 31, 1985

C. Alphabetical Listing of Proposed Commercial Condominiums in the City of Toronto by Municipal Address, March 31, 1985

NOTES:

* Refers to stage in the development process:

Stage 1:	Application for Council approval
Stage 2:	Council approval received
Stage 3:	Permit application made
Stage 4:	Building permit issued
Stage 5:	Work started but not completed
Stage 6:	Ready for occupancy
Stage 7:	Work completed

** Refers to stage in the condominium application process:

Stage 1:	Application received
Stage 2:	Council approval received

*** Application not being monitored by the Planning and Development Department.

APPENDIX 2.A

ALPHABETICAL LISTING OF PROPOSED RESIDENTIAL CONDOMINIUMS
IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS,
MARCH 31, 1985

Street Number	Street Name	Convenience Name	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units	Stage*	Condo Stage**
270	Adelaide St W		0	3	0	0	0	3	5	1
67	Alvin Av		0	1	0	1	0	2	7	2
66	Amelia St		0	1	3	0	0	4	7	2
110-134	Atlantic Av		0	0	26	0	0	26	7	1
66	Avenue Rd		4	3	32	1	0	40	5	1
633	Bay St	Horizon on Bay	122	266	88	0	0	476	6	2
1331	Bay St	The Gateway to Bloor	0	10	14	0	0	24	5	1
170	Bedford Rd		0	1	7	0	0	8	7	2
1	Benvenuto Pl		5	20	55	31	0	111	7	1
150	Beverley St		1	17	9	2	0	29	5	1
130	Carlton St	130 Carlton on the Park	0	23	76	22	0	121	6	2
78	Chestnut Pk		0	1	1	2	0	4	***	2
5	Clarendon Av		0	0	8	0	0	8	7	1
75	Crescent Rd		0	2	11	0	0	13	7	2
12	Dale Av		0	2	1	0	0	3	5	2
36	Dale Av		0	2	2	0	0	4	7	1
19	Dundonald St	Terrace Court	0	10	0	26	0	36	5	2
133	Dunn Av		0	5	3	1	0	9	7	2
38	Earl St		0	1	12	0	0	13	7	2
1	Frobisher Av		0	0	0	14	0	14	1	1
71	Front St E		7	21	26	0	0	54	7	2
86	Gerrard St E	Place Gerrard	0	2	34	21	0	57	6	1
120	Glen Manor Dr		0	0	9	2	0	11	6	1
177	Glenrose Av		0	0	0	2	0	2	7	2
105-141	Jefferson Av		0	0	36	0	0	36	7	1
109	John St		0	1	0	0	0	1	6	1
111	John St		0	0	1	0	0	1	5	1
113	John St		0	2	1	0	0	3	5	1
115	John St		0	2	1	0	0	3	5	1
68	Kendal Av		0	0	2	6	0	8	***	2
705	King St W	The Summit	84	163	57	0	0	304	7	2
725	King St W		0	110	50	0	0	160	7	1
78	Lowther Av		0	0	2	1	0	3	7	2
100-102	Madison Av		0	0	2	2	0	4	7	2

APPENDIX 2.A

ALPHABETICAL LISTING OF PROPOSED RESIDENTIAL CONDOMINIUMS
IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS,
MARCH 31, 1985

Street Number	Street Name	Convenience Name	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units	Stage*	Condo Stage**
77	Maitland Pl	Celebrity Place	0	39	343	0	0	382	5	1
101	McGill St		0	0	7	0	0	7	2	2
115	Pembroke St		1	2	4	0	0	7	5	2
55	Prince Arthur Av	The Address	0	0	61	5	0	66	5	2
207	Queens Quay W		0	16	56	0	0	72	6	1
30	Rosedale Rd		0	0	3	1	0	4	4	2
170	Roxborough St E		0	4	0	0	0	4	4	2
171	Roxborough St E		0	0	3	1	0	4	7	2
108-114	Sackville St		0	8	0	0	0	8	6	1
1	Sherbourne St N		0	0	0	7	14	21	***	2
142	Spadina Rd		0	0	10	2	0	12	7	2
342	Spadina Rd	The Churchill	0	0	21	0	0	21	7	1
900	Yonge St	900 Yonge	0	1	46	2	2	51	5	1
1177	Yonge st	The Ports at Summerhill	2	51	53	0	0	106	5	1
2900	Yonge St	Muir Park	0	2	52	18	1	73	2	1
TOTAL UNITS			226	792	1,228	170	17	2,433		

APPENDIX 2.8

ALPHABETICAL LISTING OF UNITS PROPOSED TO BE CONVERTED TO CONDOMINIUM IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Residential Units	Commercial Units	Converted Units
270	Adelaide St W	0	3	0	0	0	3	0	3
67	Alvin Av	0	1	0	1	0	2	0	2
66	Amelia St	0	1	3	0	0	4	0	4
110-134	Atlantic Av	0	0	26	0	0	26	13	39
1	Benvenuto Pl	5	20	55	31	0	111	0	111
78	Chestnut Pk	0	1	1	2	0	4	0	4
5	Clarendon Av	0	0	8	0	0	8	0	8
75	Crescent Rd	0	2	11	0	0	13	0	13
12	Dale Av	0	2	1	0	0	3	0	3
36	Dale Av	0	2	2	0	0	4	0	4
133	Dunn Av	0	5	3	1	0	9	0	9
38	Earl St	0	1	12	0	0	13	0	13
177	Glenrose Av	0	0	0	2	0	2	0	2
105-141	Jefferson Av	0	0	36	0	0	36	18	54
109	John St	0	1	0	0	0	1	1	2
111	John St	0	0	1	0	0	1	1	2
113	John St	0	2	1	0	0	3	0	3
115	John St	0	2	1	0	0	3	0	3
68	Kendal Av	0	0	2	6	0	8	0	8
78	Lowther Av	0	0	2	1	0	3	0	3
100-102	Madison Av	0	0	2	2	0	4	0	4
115	Pembroke St	1	2	4	0	0	7	0	7
30	Rosedale Rd	0	0	3	1	0	4	0	4
170	Roxborough St E	0	4	0	0	0	4	0	4
171	Roxborough St E	0	0	3	1	0	4	0	4
1	Sherbourne St N	0	0	0	7	14	21	0	21
142	Spadina Rd	0	0	10	2	0	12	0	12
TOTAL UNITS		6	49	187	57	14	313	33	346

NOTE: Number of commercial units should not be equated with number of business suites.

APPENDIX 2.C

ALPHABETICAL LISTING OF PROPOSED COMMERCIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Commercial Units	Stage*	Condo Stage**
110-134	Atlantic Av		13	7	1
633	Bay St	Horizon on Bay	5	6	2
150	Beverley St		1	5	1
86	Gerrard St E	Place Gerrard	1	6	1
105-141	Jefferson Av		18	7	1
109	John St		1	6	1
111	John St		1	5	1
TOTAL UNITS			40		

NOTE: Number of units should not be equated with number of business suites.

APPENDIX 3

INTENDED CONDOMINIUMS

Alphabetical Listing of Intended Residential Condominiums in the City of Toronto by Municipal Address, March 31, 1985

NOTES:

* Refers to stage in the development process:

Stage 1:	Application for Council approval
Stage 2:	Council approval received
Stage 3:	Permit application made
Stage 4:	Building permit issued
Stage 5:	Work started but not completed
Stage 6:	Ready for occupancy
Stage 7:	Work completed

APPENDIX 3

ALPHABETICAL LISTING OF INTENDED RESIDENTIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units	Stage[a]
46	Avenue Rd		0	0	135	0	0	135	2
121	Avenue Rd		0	5	10	1	0	16	2
1352	Bathurst St		0	0	0	10	0	10	2
230	Bay St		0	0	46	10	0	56	1
655	Bay St		0	79	68	76	0	223	2
991	Bay St		0	132	88	0	0	220	1
1025	Bay St		0	78	78	26	0	182	2
1057	Bay St	The Polo Club	84	210	72	0	0	366	2
1099	Bay St		98	67	22	0	0	187	2
2	Blackthorn Av		0	0	0	22	0	22	6
185	Bleecker St		0	0	144	0	0	144	2
2	Bloor St E		31	201	0	0	0	232	2
400	Bloor St E		0	36	29	4	0	69	2
18	Cambridge Av		0	0	0	13	0	13	2
21	Carlton St		0	0	73	14	0	87	2
172	Carlton St		0	0	10	0	0	10	2
108	Chestnut St		0	0	21	29	0	50	1
380	Church St		0	8	32	12	0	52	2
125	D'Arcy St		10	6	0	0	0	16	1
17	Davenport Rd		0	0	16	1	0	17	2
39	Davenport Rd		0	14	49	0	0	63	1
217	Davenport Rd		0	23	62	0	0	85	1
653	Eglinton Av W		0	1	12	0	0	13	2
120	Front St E		0	1	40	0	0	41	2
320	George St		16	44	21	0	0	81	1
77	Harbour Sq		24	48	274	110	30	486	2
254	Heath St W	Village Terraces	0	92	80	24	0	196	4
70	Homewood Av		0	81	221	12	0	314	2
240	Jarvis St		0	9	46	0	0	55	1
272	Jarvis St		1	0	110	5	0	116	1
275	Jarvis St		10	39	118	46	0	213	1
300	Jarvis st		0	33	66	0	0	99	2
70	King St E		0	18	36	0	0	54	2
101	King St E		0	0	25	0	0	25	2
61	Main St		0	30	0	0	0	30	1

APPENDIX 3

ALPHABETICAL LISTING OF INTENDED RESIDENTIAL CONDOMINIUMS IN THE CITY OF TORONTO BY MUNICIPAL ADDRESS, MARCH 31, 1985

Street Number	Street Name	Convenience Name	Bachelor	One-Bedroom	Two-Bedroom	Three-Bedroom	Four+-Bedroom	Total Units	Stage*
21	Maitland St		0	30	61	0	0	91	2
195	Merton St		0	230	0	0	0	230	1
30	Mutual St		0	0	250	0	0	250	2
95	Prince Arthur Av		114	129	2	0	0	245	2
50	Queens Quay W	Waterpark Place	34	128	252	46	0	460	2
255	Queens Quay W		0	9	45	8	0	62	1
401	Queens Quay W		0	20	53	0	0	73	2
441	Queens Quay W	King's Landing	0	5	51	7	0	63	1
460	Queens Quay W		0	25	66	12	0	103	4
20	Richmond St E		0	178	22	0	0	200	2
25	Richmond St E		71	164	70	0	0	305	2
30	Rosehill Av		0	0	32	0	0	32	2
405	Sherbourne St		0	44	44	0	0	88	2
75	Shuter St		0	0	168	0	0	168	2
188	Spadina Av		0	0	32	26	0	58	4
230	Spadina Av		0	0	42	47	23	112	2
290	Spadina Av		0	31	26	0	0	57	2
564	Spadina Cr		1	11	0	0	0	12	1
98	Trinity St		0	12	6	0	0	18	2
201	Wellesley St E		0	0	162	0	0	162	2
225	Wellesley St E		0	0	62	93	0	155	1
253	Wellesley St E		2	4	9	0	0	15	1
125	Wellington St W		0	179	46	0	0	225	2
2	Yonge St	World Trade Center	0	124	300	76	0	500	1
2339	Yonge St		0	20	105	40	0	165	2
TOTAL UNITS			496	2,598	3,910	770	53	7,827	